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## 221, 2770 3 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta

**Listing ID:**  
31629



**MLS ID:**  
A2246662

**\$2,500**




 **DEVANG JOSHI**  
 (403) 401-9060

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 RE/MAX Real Estate (Mountain View)  
 403-247-5178

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 221, 2770 3 Avenue NE, Calgary , Alberta T2A 2L5

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 165
<b>Lease Amount</b> 2500.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> I-G
<b>Subdivision</b> Meridian	<b>Year Built</b> 2006	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0712878
<b>Building Area (Sq. Ft.)</b> 1171.00	<b>Building Area (Sq. M.)</b> 108.79	<b>Inclusions</b> Office Furniture Negotiable
<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> None	

Well-finished and efficiently laid out second-floor office condo available for lease in Calgary's sought-after Franklin Industrial Park. Offering 1,171 sq. ft. of bright and professional space, this unit includes a welcoming reception/waiting area, four spacious offices (three with windows), a galley kitchen, an in-suite washroom with shower, and a storage room. Located in a modern and attractive complex with excellent access to Memorial Drive, Barlow Trail, Deerfoot Trail, and the TransCanada Highway—just 10 minutes from downtown and the airport. Ideal for a variety of professional uses, this unit is in excellent condition and ready for immediate occupancy. Offered at \$2,500/month gross rent, including all operating costs and property taxes. Office furniture is negotiable, and the owner is open to both long-term and short-term lease arrangements. Don't miss this exceptional opportunity in a high-demand location—book your showing today!

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